



4 ROOM APARTMENT AND MORE, VIENNA

## Walzertraum: Spacious, charming 4-room flat in Penzing

Object number: LAKV1

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The spacious, 118 m<sup>2</sup>, 4-room apartment has two balconies and is located on the 1st floor. The upper-class apartment, full of antique furniture, old and new art, impresses with its generous arrangement and brightness.

<b>Period</b>	16/01/ - 16/02/2025
<b>Number of persons</b>	2
<b>Total incl. VAT.</b>	€ 2.910,33
<b>Security deposit</b>	€ 2.100,00



### Living space

118m<sup>2</sup>



### Maximum occupancy

4 Persons



### Complete accommodation <sup>?</sup>

1 private bathroom 2 Separated bedrooms 1 Living-Sleepingroom



### 1. floor



### Check-in

08:00 - 21:00 Clock



### Check-out

12:00 - 15:00 Clock

## Sleeping options

### Bedroom 1



1x Double bed (2 m x 2 m)



1x Extra bed

### Bedroom 2



1x Double bed (1,60 m x 2 m)

### Living and sleeping



1x Extra bed

## Descripton of accommodation

The upper-class apartment, full of antique furniture, old and new art, extends over four spacious rooms and impresses with its generous arrangement and brightness. The building was constructed in 1912-1913 by architect Sinnenberg and preserves the splendor of old times in close proximity to Schönbrunn. The spacious, approx. 118 m<sup>2</sup>, renovated 4-room apartment has two balconies and is located on the 1st floor of the building. With a room height of about 3.40 m it impresses with beautiful, old parquet floors and double doors.

A small balcony, one of the rooms as well as the kitchen, bathroom and toilet are south-facing into the green courtyard. The windows of the spacious, representative oriel room as well as the two adjoining rooms open a view on trees as well as the well-kept facades of the set-back old buildings vis a vis, in the little frequented one-way street. A small, French balcony is set in front of one of the rooms.

Upon entering the apartment, one immediately notices the 17th century tapestry that gives the entrée a majestic aura. The walls are painted in white and soft pastel colors and serve as a perfect background for the ornate paintings and ancestral pictures, which are carefully arranged.

In the living room, a large bay window catches the eye and leads to a cheerful atmosphere. A magnificent chandelier or the table chandeliers bathe the room in an enchanting light.

The dining room is a place of social gathering and enjoyment. A stately dining table, extendable for 10, accommodates large dinners with friends and family. A sideboard houses antique china, crystal glasses and antique silver.

The large bedroom is in alignment with the dining room and parlor and is captivating in its size and brightness. A small walking table can be replaced with a larger one if desired. The small bedroom is an oasis of calm and faces the courtyard. The French dresser serves as a writing secretary.

The beautiful polished furniture and artwork serve as eye-catchers and add an elegant touch to the rooms, giving them a touch of nostalgia and history. The decor of the apartment is a testament to the attention to detail and sense of aesthetics of its residents, who have an affinity for the beautiful and classic things in life.

Every 14 days there is a cleaning of the apartment and the change of bed linen and towels.

### Layout:

- spacious anteroom with exit to balcony
- corridor
- room with storage (bedroom 2)
- bathroom with bathtub
- toilet
- Kitchen (with refrigerator & induction stove)
- Room with balcony (dining room)
- bay window room (living room)
- Corner room (bedroom 1)

## Equipment features



### Basic equipment

- Balcony
- TV
- Bedclothes
- Private toilet
- Iron & ironing board
- Internet/Wifi
- Private washing machine
- Towels
- Vacuum cleaner
- Cleaning utensils



### First supply

- Toilet paper
- Soap
- Fridge filling on request
- shampoo
- Nespresso capsules



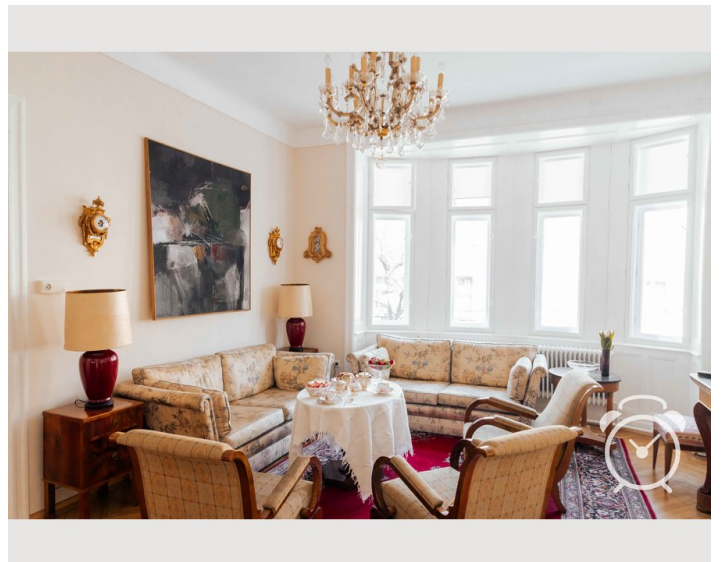
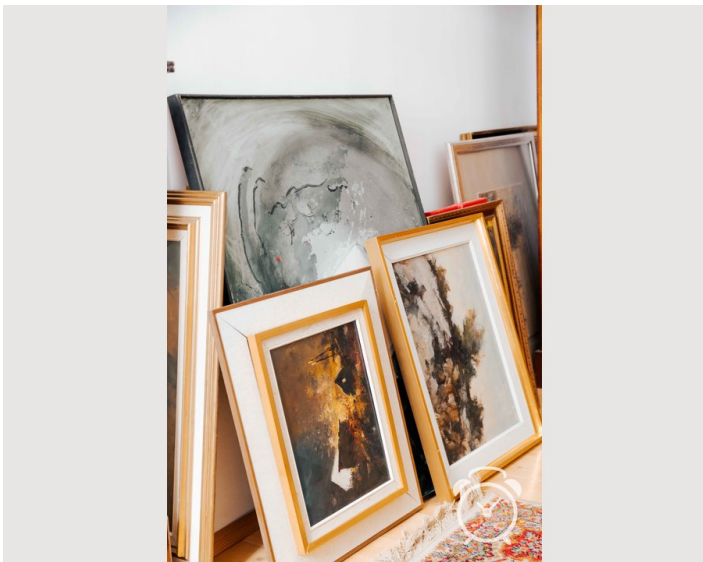
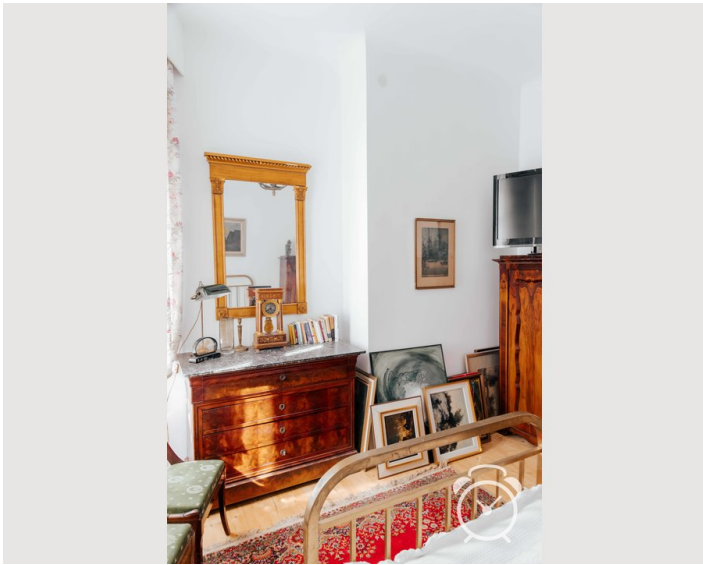
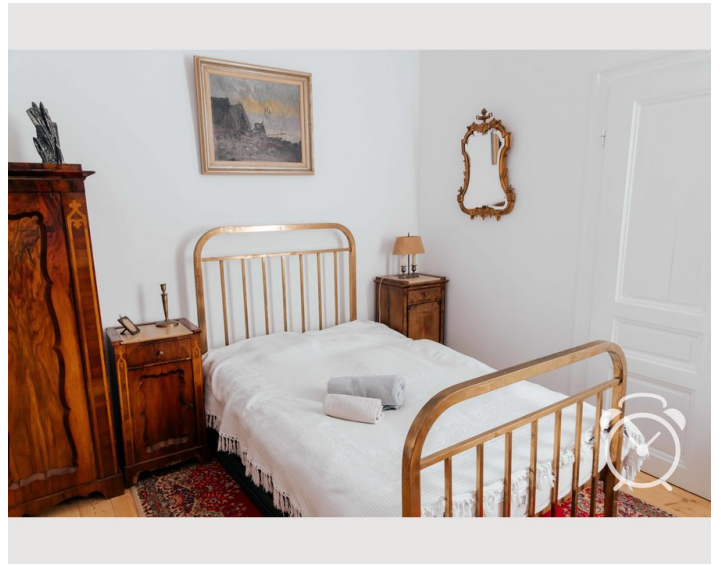
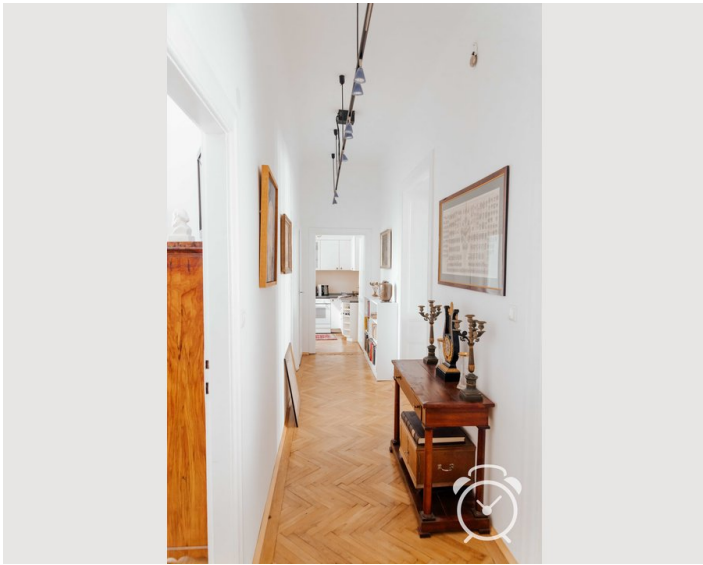
### Kitchen

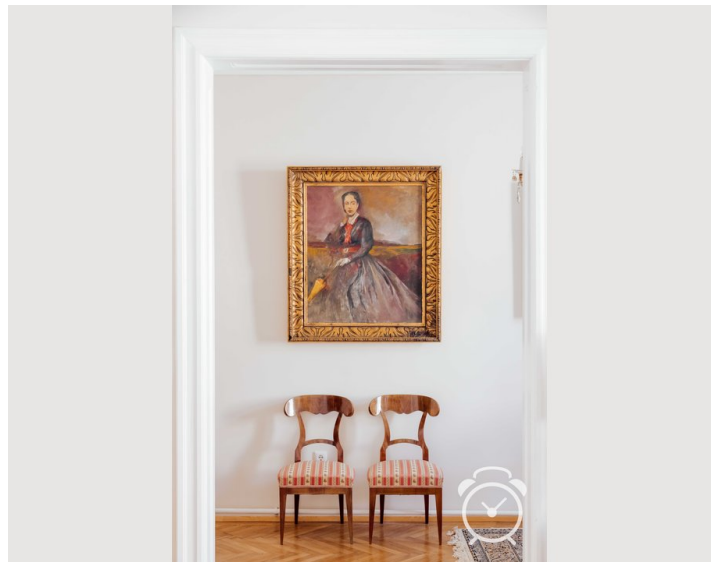
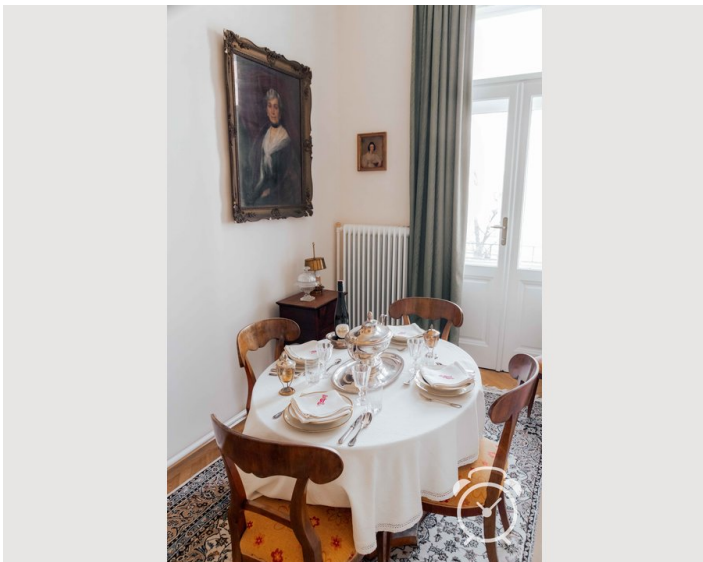
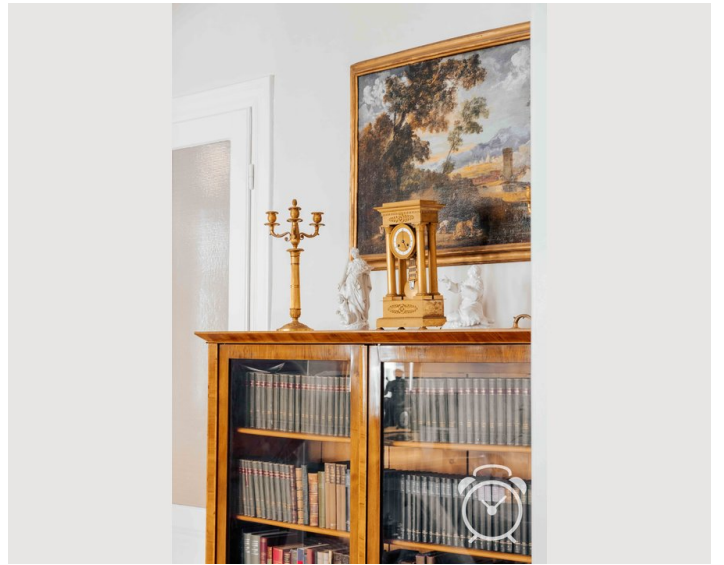
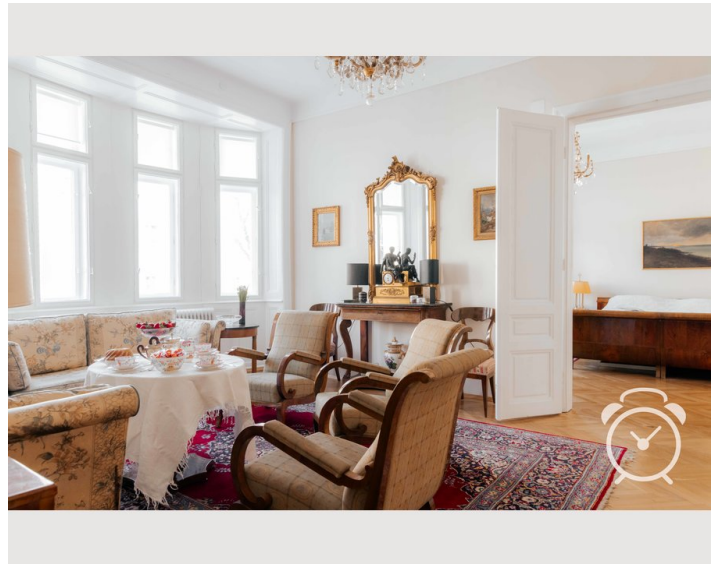
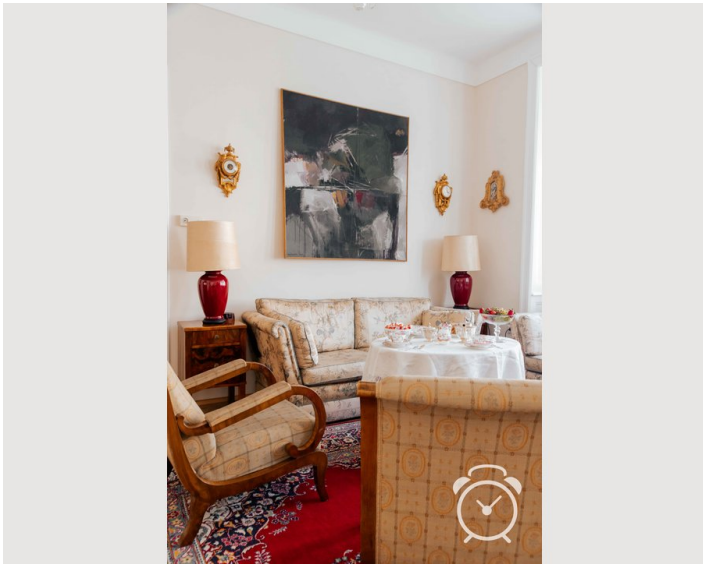
- Private kitchen
- Glasses/Tableware
- Dishwasher
- Cooking utensils
- Espresso machine

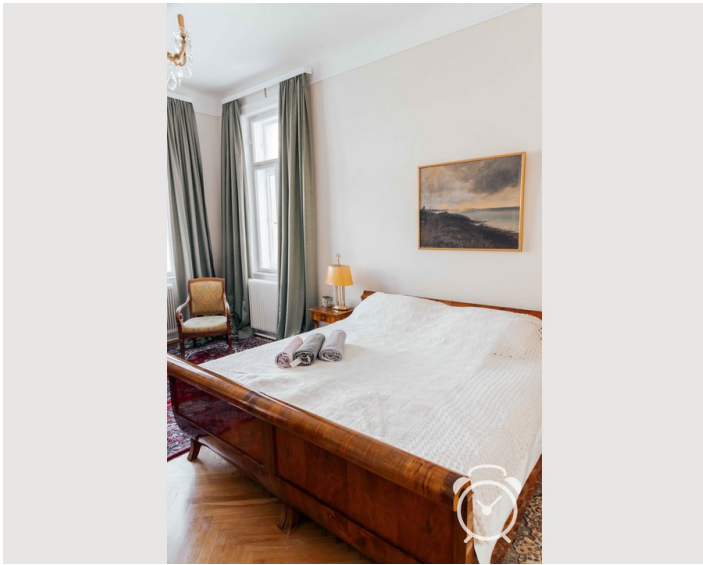
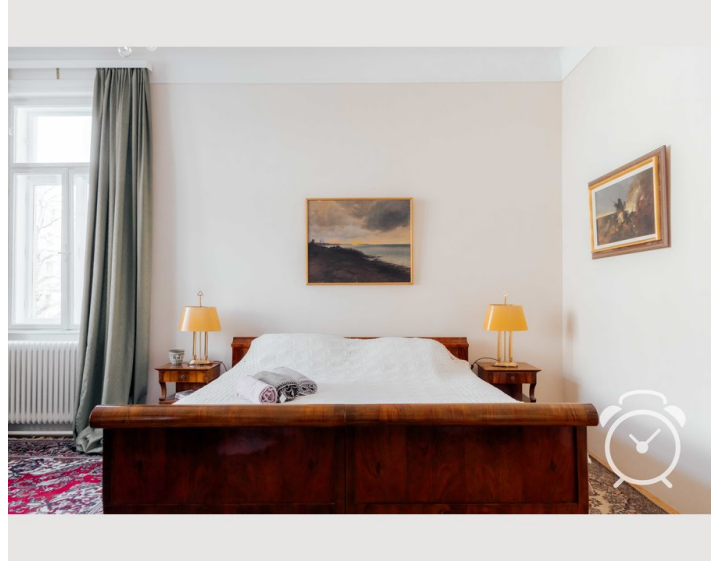
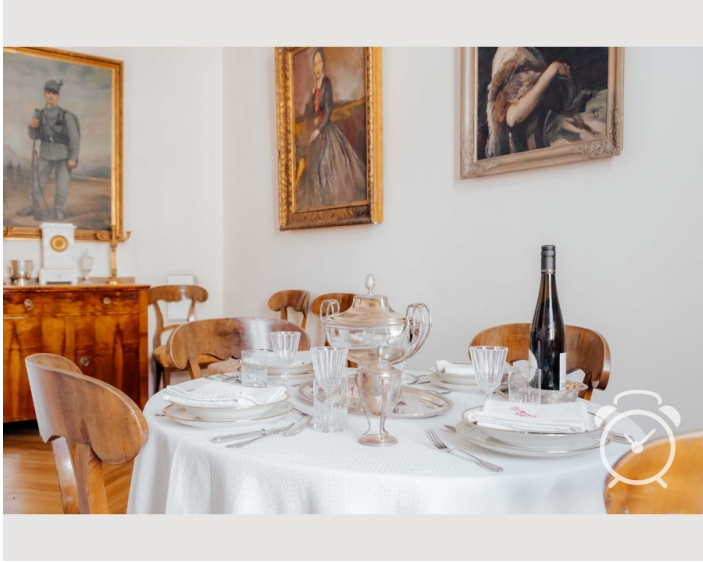
## Informations

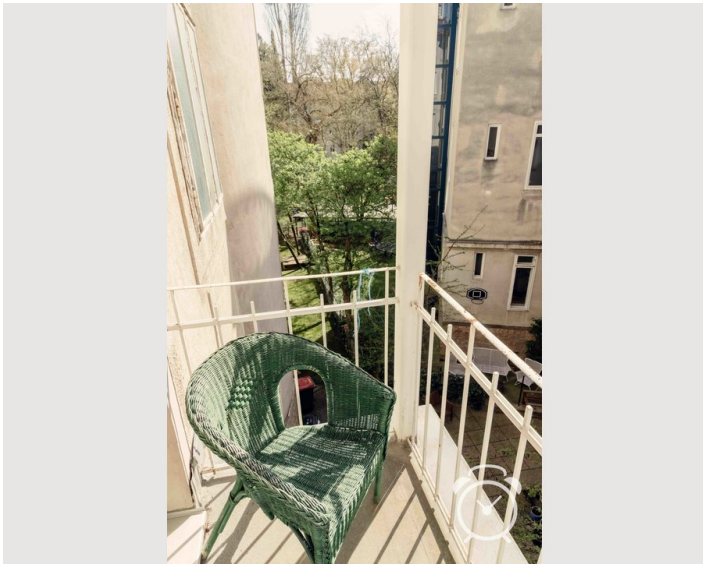
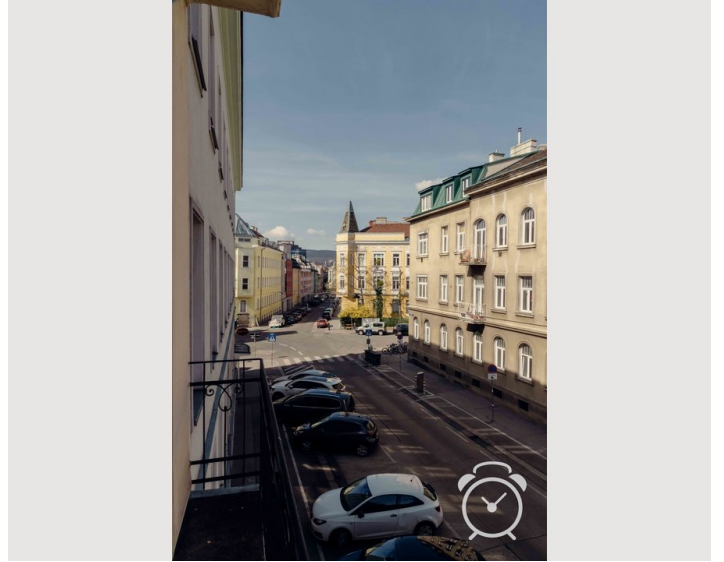
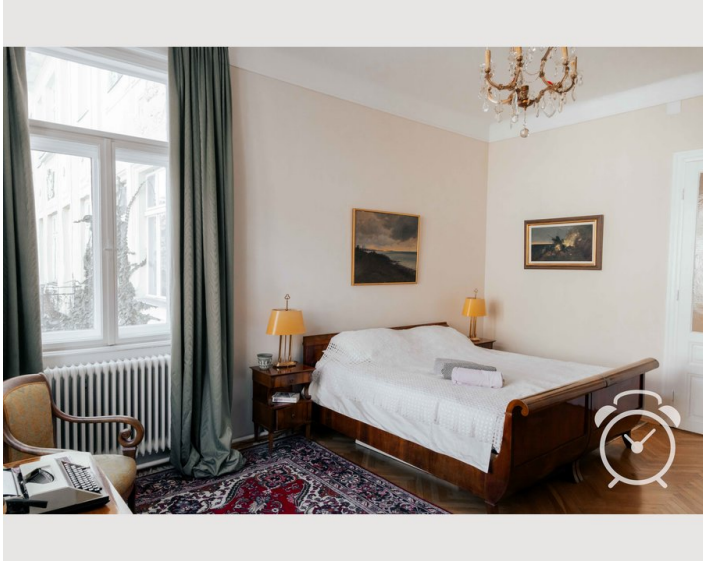
- Suitable for children
- Short-term parking zone subject to a charge
- Private entrance
- Regular cleaning free of charge
- Smoking not allowed
- Desk/Workplace
- Pets on request

## Picture gallery











Video

Goto Video



## Infrastructure

📍 With the U4 to Stephansplatz approx. 15 minutes

🚶 3 min by walk

🚇 U4 (Station Braunschweigasse) 5 min by walk

🚊 by public transport within 30 min.

🚕 By taxi app. 30 min./by public transport 45 min.

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The Wienfluss promenade invites you for walks and cycling, the "Hietzinger Platzl", which is only one subway station away, offers a wide range of shopping and culinary delights. In a short distance (5 minutes walk) is the Hietzinger Kai with the U4 stations Braunschweig Gasse as well as Unter St. Veit. Likewise, the bus line 51A as well as kindergartens and public schools, in the near vicinity, are also within walking distance.

For permanent parking places nearby, please check: <https://www.parkopedia.at/>

Bicycles can be parked and chained in the basement or in the stairwell.

## Location

